

**ZONING BOARD OF APPEALS**  
**July 29, 2014**  
**PUBLIC HEARING**

Charles Marino called the meeting to order at 6:00 P.M. with the following in attendance:

Charles Marino, Chair  
Arlene Schwartz-Regan, Vice-Chair  
Basiliza MacCalmon, Secretary  
Edward Rachuba  
David Cronin, alternate

Sue Goggin, Asst. ZEO  
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1. Charles Marino took attendance and noted there was a quorum. Dave Cronin was made a regular voting member.
2. Approval of previous minutes and secretary will sign the minute book.

**VOTED:** Unanimously on a motion by Edward Rachuba and seconded by Arlene Schwartz-Regan to **ACCEPT** the January 28, 2014 meeting minutes as presented.

**VOTED:** Unanimously on a motion by David Cronin and seconded by Edward Rachuba to **ACCEPT** the April 29, 2014 meeting minutes as presented.

3. **6:00 P.M. PUBLIC HEARING APPEAL #1968** – Susan & Walter O’Bernier, of 73 Locust Street, will seek a variance of Section 24.4.10 of the Naugatuck Zoning Regulations to allow installation of fence with finished side facing 73 Locust Street. Applicant: Susan & Walter O’Bernier.

Basiliza read Appeal #1968 into the record. The reason for the variance is the property owner at 89 Locust Street will not allow them onto their property, therefore preventing them from installing the fence conforming to town regulations. The positioning of the fence will be the left side of the driveway on existing posts, which are currently at the required 12 feet into their property line. Mrs. O’Bernier said the fence will be 64 feet long and 6 feet high, wood and cedar and dog ear.

Public Comment: Catherine Bergano, the daughter of Mary Dausch, owner of property at 89 Locust Street, stated she has power of attorney to speak on her mother’s behalf. She said they are not contesting that they put the nice side of the fence facing the applicant’s home; they would prefer that they are not on their property. However, they do not want anything removed or moved that is there and was there with the existing fence, such as the building blocks. Whatever is there now they want maintained on the property. She stated there has been a running feud between the applicants and her mother, and she doesn’t know why, and she doesn’t want to get involved in it.

The board asked the applicants if they were happy with that request. Ed asked how close the fence would be to the existing stop sign. Mrs. O’Bernier stated it would go to the last pole in the submitted photo.

**VOTED:** Unanimously on a motion by Basiliza MacCalmon and seconded by Edward Rachuba to **GRANT Appeal #1968** for variances.

4. **6:05 P.M. PUBLIC HEARING APPEAL #1969** – Paul Hammer, of 71 Pleasant Avenue, will seek a variance to build a garage 3' into the setback line at 71 Pleasant Avenue. Applicant: Paul Hammer

Basiliza read Appeal #1969 into the record. The hardship is that the current garage is in disarray and is in need to be replaced. A new garage is needed for storage and for vehicle shelter. The proposed garage location provides for better access to the backyard while preserving as much of the backyard as possible. Mr. Hammer stated his intent is to remove the current garage and erect a new garage with the location being shown on the plot plan submitted. He stated the proposed garage would be 2 feet off the property line. Charles asked how high the garage would be built. Mr. Hammer stated it would be a one story garage with a peak to it. Charles stated the current garage is already non-conforming and going from 1.7 feet to 2.0 feet. The Board agreed that it would be a better looking garage.

**VOTED:** Unanimously on a motion by David Cronin and seconded by Arlene Schwartz-Regan to **GRANT Appeal #1969** for variances.

5. **6:10 P.M. PUBLIC HEARING APPEAL # 1970** – Steven Rampino, of 139 Gorman Street, seeking a variance to construct a garage 2' into the setback line at 139 Gorman Street. Applicant: Steven Rampino.

Basiliza read Appeal #1970 into the record. The hardship is that the pre-existing pad from the former garage is nonconforming. Mr. Rampino stated there was a previous garage with an existing concrete slab which he would like to reconstruct the garage on top of. He stated the previous owner had it torn down. Charlie asked if he would construct over the sides of the existing pad. Mr. Rampino said he would like to build larger than the pad, but not closer to the property line. He stated that he has 2 sets of plans for this; one building the garage in the exact location where it is 18 x 20, and another plan to go a few feet larger toward the street side. A discussion ensued over the demolition of the old garage.

**VOTED:** Unanimously on a motion by David Cronin and seconded by Edward Rachuba to **GRANT Appeal #1970** for variances.

6. There were no additional items added to the agenda.
7. **VOTED:** Unanimously on a motion by David Cronin and seconded by Basiliza MacCalmon to **ADJOURN** the meeting at 6:36 P.M.

RESPECTFULLY SUBMITTED:

Basiliza MacCalmon, Secretary/rp